

The Tribune

**FOR SALE
WANTED & FOR RENT**

- HOUSES
 - OFFICES
 - LOTS
 - FARMS
 - BUILDINGS
 - VACATION PROPERTY
- 640-2100
361-1680**

REAL ESTATE



McHarg

MARKHAM
"WHERE THE ACTION IS!"
Living in this 4 bedroom brick bungalow with your family will be fun. Walk to the river in Conservation area, join the arena activities. Schools, shopping, transportation nearby. Asking \$90,900. Extras included. Bill Burd 691-5072 or Mrs. Sainsbury 640-1142.

JOIN THE GROUP!
Renovate a century home. 10 rooms. High ceilings. Gracious curved verandahs. Large treed lot. Village of Claremont, east of Stouffville. Attached 1 car garage, patio, income potential also. Only \$57,900. Mrs. Sainsbury 640-1142.

FARMS
"STOUFFVILLE TO BEAVERTON"
Hobby farms, dairy operations, beef and mixed farming. Good soil. Good buildings. Good terms! 10 acres to 300. Priced from \$62,000 to \$280,000. Earl Dowswell 705-426-7024 or Mrs. Sainsbury 640-1142.

COME TAP THE TREES!
10 ACRES
Mature maple woodlot surrounds this 7 room, 2 bath home. Basement high, bow windows, double entry doors. Use your finishing touches on family room and games area. 24' aboveground pool. 12 minutes to STOUFFVILLE. \$95,500. Mrs. Sainsbury 640-1142.

OPPORTUNITY FOR SPRING
Minutes from Markham, well built brick bungalow. 4 bedrooms, 2 fireplaces, spacious rec room. Features pool and patio, 2 car heated garage. Large well treed lot with everflowing stream. Jan Frisby 294-0420.

STARTER SPECIAL
\$52,900. will buy this immaculate bungalow completely broadloomed with fireplace and rec room. OLDFASHIONED 8 percent mortgage. Private beach. Too many extras to mention. Jan Frisby 294-0420.

CUTE OLD-TYMER
boasting a nice eat-in kitchen, separate living and dining rooms, sunroom, small mudroom and a pretty yard completely fenced. Garage and workshop. \$53,500. HAVE SEVERAL OTHER PROPERTIES IN SAME PRICE RANGE. Mrs. Young 294-4983.

GREAT FAMILY HOME WITH
2 fireplaces, 2 four pc. baths, 4 bedrooms. Spotless throughout. Garage. A backyard large enough to do all the gardening you want. Terrific location. Mrs. Young 294-4983.

EXECUTIVE HOME
Beautifully designed custom built to the present owners' specifications. 10 rooms, 3 baths, 2 fireplaces, on 10 exquisite acres with an "ever-flowing stream" in exclusive area. Mrs. Young 294-4983.

CUSTOM BUILT HOMES
Builder has 2 choice lots in town. Will build to suit buyer or build to the existing plans. An opportunity to have all the little extras in your home. Bill Burd, 691-5072.

UDORA
5 building lots - terms. Earl Dowswell 705-426-7024 or Mrs. Sainsbury 640-1142.

UXBRIDGE TO ORILLA
If you are looking for a farm we have dairy, beef and small farms in these areas from 77 to 200 acres. All with good buildings, good terms and good soil. From \$79,900 to \$175,000. Elwood Johnson 705-357-3425.



UXBRIDGE
Fine new brick home on 2 1/2 acres, large rooms, dining room, family room with fireplace and walkout. 4 bedrooms, 2 1/2 baths; many extras; \$94,500. Peter Bernhardt 852-3056.

BRICK BUNGALOW ON UXBRIDGE POND
Catch speckled trout from your yard. 3 bedrooms, 2 brick fireplaces. A dandy at \$77,500 Peter Bernhardt 852-3056.

HOME ON THE RANGE
2 acres and a custom built ranch style bungalow with all the conveniences of modern day living. Just a few extras are central air condition, gourmet kitchen with built in dishwasher, table and benches, den, games room, and all done with exceptional good taste for \$84,900.00 and only minutes to Stouffville. LYDIA SANDUSKY Res. 1-473-6448.

HANDYMAN
Buy this cottage now on a well treed lot of 50 x 100 on Musselman's Lake and pay under \$20,000.00 Not many around like this today. Act fast and save. LYDIA SANDUSKY Res. 1-473-6448.

BE YOUR OWN BOSS
In days of monetary cutbacks this may be your opportunity to make your investment work for you. We have a German Banquet Hall and a large gas-service station for sale in the Simcoe area. For details call LYDIA SANDUSKY Res. 1-473-6448.

297-2283 640-3131

**ARE YOU
A GOOD
NEGOTIATOR?**



Win Timbers

Many home owners, unfortunately aren't. Their greatest fault is lack of flexibility.

It is a rare property transaction that does not involve some form of give and take between buyer and seller that is vital to closing the sale.

Simply stating a price and terms and then stubbornly sticking to them regardless of the buyer's wants may seem to be a way of saving a lot of negotiating talk; however, it is also a way of losing many a buyer who would otherwise have been happy to purchase the property.

An understanding of the buyer's financial capabilities may be important; or a knowledge of un-stated desires or special needs.

Perhaps the buyer's main concern is the down payment, or perhaps the arrangement of a completely new mortgage by the Realtor is necessary to resolve the deadlock. Sometimes the inclusion of extras such as drapes or air conditioning will create a solution beneficial to both parties.

An experienced Realtor is an expert in the give-and-take of property negotiation — a specialty that emphatically requires one.

See you next week.

Markham, 7 room brick bungalow, basement apt., 60 x 150 lot, suit retired couple, asking \$67,500. Call H. Stather, 294-2990, Fred Cook R. E. Ltd., Realtor

55 acres close to Uxbridge, 966 ft. frontage, 10 acres bush and stream, good productive land. W. Timbers 294-2990, Fred Cook R. E. Ltd., Realtor

Century home Unionville, 8 rooms, \$69,000, terms. 294-2990, Fred Cook R. Ltd., Realtor

FRED COOK REAL ESTATE
116 Wellington St.
East Markham
1-294-2990 297-1404

STOUFFVILLE REAL ESTATE LTD.
640-1200 297-3800

SPACE GALORE
You won't get into each other's way in this spacious 4 bdrm., 5 level bungalow. Features family room with fireplace & walkout, rec room, games room, 2 baths, double garage & pool size lot. Owner must sell. Call Ross Gallo

GET READY FOR SUMMER
By moving into this 3 bdrm. home with 16 x 32 heated pool, change rooms & gazebo. Family room with fireplace. Tastefully decorated with many extras. Extra big lot. Call Ross Gallo

HOME ON 10 ACRES
Spacious 2 storey, 4 bdrm. home with 20' x 13' kitchen, fireplace, 2 baths, large master bdrm., broadloom, double garage & steel barn. Only \$115,000. Call Sal

HANDYMAN'S SPECIAL
\$29,500 full price, 2 bdrm. bung., new block bsmt, wood panelling & drilled well. 50' x 50' lot. All it needs is your personal touch to finish. Call Sal

BUILDING LOTS
10 & 12 acres bldg. lots in the Uxbridge area. Some bush and stream. Now is the time to start. Call Sal or Ross.

INVESTMENT PROPERTIES
45 & 49 acres parcels. Great future potential. Reasonably priced. One near Stouffville, the other near Uxbridge. Prices have never been better. Call Sal or Ross.

640-1200 or 297-3800

FRANK REAL ESTATE LIMITED REALTOR
Box 488, Lindsay 324-9126
Toronto Line 364-9941

OFFICE HOURS — 9 a.m. - 9 p.m.

Don HAMILTON REAL ESTATE INSURANCE

200 ACRE BARE LAND
With paved road, location, approximately 170 acres, workable no buildings, Call Gord Shearer 519-291-2548.

200 ACRE DAIRY FARM
Attractive 4 bedroom brick home, nearly new barn, with excellent stabling, pipeline milker stable cleaner, buck tank, pit silo, new mobile home included in purchase price. Most attractive farm, recently reduced for quick sale. Call Jake Arends 519-291-1788.

187 ACRE DAIRY FARM
Newly remodelled 4 bedroom home, large barn, 52 ties, stable clean, er pipeline milker, automatic feeding 3 silos, new implement shed, good mortgage, available. Call Dave Simpson 519-291-2458.

50 ACRE FARM
Some bush, excellent recreation property, 3 bedroom home in good condition, Asking \$49,000. Try your offer! mortgage sale. Call Doug Hamilton 519-291-3500.

100 ACRE DAIRY FARM
Excellent 2 storey brick home, bank barn, milking parlour, free stalls silo with unloader, implement shed, all buildings. A-1 condition. Bob Ballantyne 519-356-2576.

50 ACRE HOBBY FARM
Modern 6 room brick home with new recreation room, barn 40' X 60', ideal for horses. Priced at \$69,500. Call Bob Tarbush 519-291-4824.

200 ACRE DAIRY FARM
Nearly new barn with 105 ties, plus loose pens, milk house, pit silo, pipe line milker, 4 bedroom brick home, buildings in immaculate condition. Call Jake Arends 519-291-1788.

200 ACRE DAIRY FARM
Large barn with 40 ties, 2 silos with unloaders, nearly new 3 bedroom bungalow with recreation room. Call Ivan Campbell 519-887-6672.

150 ACRES NEAR LISTOWEL
Good 4 bedroom house and good barn, excellent corn land. Asking \$120,000. Call Dave Simpson 519-291-3458.

1.8 ACRES
With 2 storey home with modern decor, small barn ideal for horses, steel barn set up for sows, ideal hobby farm with an income. Asking \$45,000. Call Bob Ballantyne 519-356-2576.

100 ACRE DAIRY FARM
To sell as a going concern, good barn with cleaner and pipe line milker, to bulk cooler, large silo, brick house.

SEND FOR FREE FARM CATALOGUE
DON HAMILTON REAL ESTATE & INS. LTD.
132 Wallace Ave. N.,
Listowel, Ont.
Office 519-291-3500 or if busy call 519-291-2130

Joanne REALTOR Schulz
Davis Dr. & Woodbine Newmarket 898-1887

OPEN HOUSE
April 3rd & 4th
Saturday & Sunday
2:00 - 5:00 p.m.

Sandford (Uxbridge area) — Hwy. 48 & Herald Rd. east about 5 miles). Almost new split level home on 1/2 acre, immaculate interior, expensively broadloomed. Formal living/dining room, sunbright kitchen, 3 bedrooms, 2 1/2 baths; finished family room with walkout and fieldstone fireplace, main floor laundry room, attached 2 car garage. \$79,900.00. Joanne Schulz 898-1887, Res. 852-3264 T.L. — 495-0561.

4 1/2 ACRE MINI-FARM
Uxbridge south, 4 1/2 acres, 300' frontage, white ranch bungalow, rustic interior, finished rec room, fireplace. 36' x 36' steel barn — 4 box stalls. \$82,900.00. Joanne Schulz 898-1887, Res. 852-3264 T.L. — 495-0561.

Alpine Mortgage Services
Div. of Alpine Real Estate Inc.

MORTGAGES
at prime rates
unlimited funds for
RESIDENTIAL 1st, 2nd, & 3rd
COTTAGES
HOME Improvement
DEBT Consolidation
REFINANCING
BUILDING Loans
INTERIM Financing
NEWMARKET, 478-2000

UXBRIDGE
2 Storey frame home on large lot — excellent condition — overlooks pond — presently tenanted and used as an income producing property. \$64,900. Excellent financing. Alpine Real Estate Inc. 478-2000.

3. Farms for Sale, Rent, and Wanted

6. Vacation Properties for Sale, Rent, Wanted

10. Houses for Rent

11. Rooms for Rent

13. Apartments

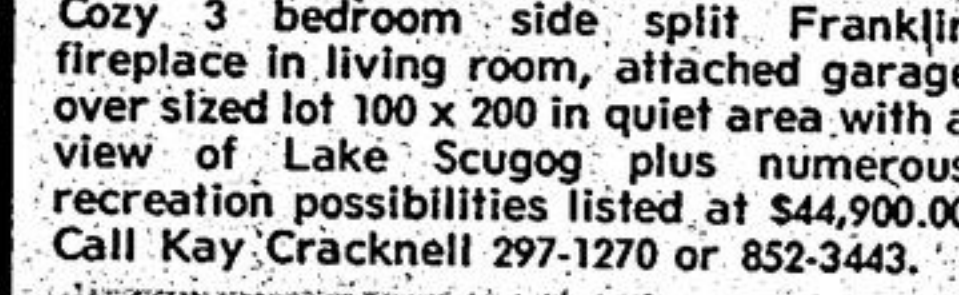
FOR RENT Barn & 10 acres Ballantyne area 640-2027.

4783

shearman 30 OFFICES SERVING SOUTHERN ONTARIO



COUNTRY LIVING
12 MILES N. PORT PERRY
Cozy 3 bedroom side split Franklin fireplace in living room, attached garage over sized lot 100 x 200 in quiet area with a view of Lake Scugog plus numerous recreation possibilities listed at \$44,900.00 Call Kay Cracknell 297-1270 or 852-3443.



PORT PERRY
Well kept older home on nicely landscaped lot with mature trees original oak wood-work throughout, four family size bedrooms all broadloomed. Oversize kitchen with ample cupboard space. Plus cozy fireplace in living room for those cool evenings. Listed at \$57,900.00 Call Kay Cracknell 297-1270 or 852-3443.



TOWN OF UXBRIDGE
\$5,000. down buys this nicely renovated century home. Franklin fireplace enhances cozy living room. Oversize kitchen & dining area with abundance of cupboards. Listed at \$48,900.00 Call Kay Cracknell 297-1270 or 852-3443.

CENTRE OF STOUFFVILLE
Possible commercial site. 5 room frame bungalow on lot 50 ft. x 264 ft. Details call Bob Dart 640-2082.

BUSINESS OPPORTUNITY
Near Stouffville. Frame building with 1600 sq. ft. of floor space formerly a residence and snack bar operation. Lot size 150 ft. x 166 ft. Excellent opportunity to promote a profitable business. Just listed at \$60,000. Details Call Bob Dart 640-2082.

10 ACRE COUNTRY ESTATE CEDAR LOG BUNGALOW
Near Woodbine and Vandorf. This family home has 9 rooms, 4 bedrooms, a delightful main floor family room with a walkout to open country view. Living room has stone fireplace. Kitchen has built in dishwasher. Office downstairs and semi finished rec room. Attached 2 car garage. Listed at \$149,900.00 with terms. Call Pat Daniel 887-5114 or 640-2082.

5 ACRE PROPERTY — TREES
North of Stouffville near Highway 48. Excellent home site building permit and survey available. Listed at \$59,900. Try \$10,000. down, good terms. Call Mary Jean Sider 640-2082 or 887-5988.

WINTERIZED COTTAGE
Lakefront property just north of Stouffville. Features 2 bedrooms, new plumbing, wiring and furnace, plus some furniture and garage. Situated on a good size lot with mature trees. Call now for more details. Edna Luther 640-2082 or 297-1270.

\$53,500 NEAR PICKERING
Easy commuting to Metro. This 1 1/2 storey aluminum siding family home. 4 bedrooms, good size living room, large lot on paved road. Try \$11,500. down to one mortgage. Call Ivy Kitchen 640-2082 or 297-1270.

\$28,500 FULL PRICE
FRAME COTTAGE north of Stouffville. Has 3 bedrooms, good size living room refrigerator, range and all contents included. Excellent value. Wood privacy fence across front of lot. Details call Mary Jean Sider 887-5114 or 640-2082.

NOTICE — WE HAVE MOVED TO 9 MAIN ST. W.

shearman 30 OFFICES SERVING SOUTHERN ONTARIO

MARKHAM — QUIET AREA CLOSE TO SCHOOL-BUS
Spacious 4 bedroom home, 2 storey, stone front, 1 1/2 baths, treed lot on park. \$79,900.00. Ruth Knickle 759-4701 — 294-6052.

MARKHAM CUSTOM BUILT \$3,000.00 FIRST MORTGAGE
9 1/4 PER CENT
3 bedroom, attached garage, summer porch, 60 x 158 ft. lot, fruit trees, vendor will hold 2nd mortgage. Thelma Hasledon, 755-4701 — 297-1694.

A. E. LePage
2641 Lawrence Ave. E., Scarborough.

7. Financial and Mortgages, Business Opportunities

BECOME a full or part time distributor for a unique line of hand tools for home and industry. Ground floor opportunity. Call 625-7339.

COZY small room with friendly atmosphere to respectable person. Call Jackie at 640-4613 anytime.

11. Rooms for Rent

13. Apartments

FURNISHED rooms and apartments, daily or weekly, 143 Main St. W., Stouffville.

ONE Bedroom apt. in Stouffville area, 852-3235.

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